

## MEMORANDUM

---

**DATE:** March 1, 2022

**TO:** Honorable Mayor and City Commissioners

**VIA:** James Slaton, City Manager

**FROM:** Jasmine Khammany, Senior Planner  
Mark J. Bennett, Development Services Director

**SUBJECT:** ORDINANCE D2021-21 Hunt Club Grove North Zoning Map Amendment for 68.06 acres of land – Second Reading and Public Hearing  
PIDs: 283007-000000-033010, 283007-000000-032020, 283007-000000-032010, 283007-000000-041050, 283007-000000-041040, & 283007-000000-031010

**Public Hearing** – Notice Requirements have been met

**SYNOPSIS:** *Dave Schmitt Engineering, Inc, agent for owners, requests approval of City Commission to amend the Zoning Map on the above-referenced parcels of land.*

### RECOMMENDATION

At a regular meeting on October 26, 2021, the Planning and Zoning Board made a recommendation of approval at first reading, and adoption at second reading, following a public hearing, to re-assign the following zoning designation:

*Hunt Club North*  
Current Zoning: Polk County RL-1 Residential Low  
Proposed Zoning: R-1C

The first reading to reassign the zoning designation by City Commission was approved at a regular meeting on November 16, 2021. The reading of the zoning amendment is held in contingency with the land use approval.

### BACKGROUND

Hunt Club Grove North has a project area of about 130 acres of vacant grove land, and it is planned for residential development. Approximately 62 acres of land were petitioned

for annexation into the City and it was approved at first reading on October 19, 2021 and was adopted on November 2, 2021.

The Planning and Zoning Board has recommended approval of reassigning the zoning designation at a regular meeting on October 26, 2021. The request to reassign zoning was approved at first reading by City Commission at a regular meeting on November 16, 2021.

## **CODE REFERENCES AND REVIEW CRITERIA**

The City Commission assigns Zoning designations by ordinances upon a recommendation from the Planning & Zoning Board.

## **FISCAL IMPACT**

Re-assignment would enable the development of both properties and the potential increase in property value. Specifically, estimating an average of \$200,000 in taxable value per unit, and assuming 1,149 dwelling units based on what's conceptually proposed, it could potentially result in over \$229 million in taxable value, and generate \$1.5 million in ad valorem taxes.

\*Adjusted values for potential homesteaded properties have not been factored into this estimate.

## **ATTACHMENTS**

Ordinance D2021-21 with Attachment A